

## WARRANTY DEED

002496

TRANSFER  
TAX  
PAID

44-15

We, **Edward A. Fredette** and **Ruth V. Fredette**, both of Winslow, County of Kennebec, Maine, being married, for consideration paid, grant to **JPH Properties, Inc.**, a corporation of Texas with **Warranty Covenants**, the land in Waterville, County of Kennebec, Maine,

A certain lot or parcel of land, with all buildings and improvements thereon, on the west side of Elm Street, as it joins Silver Street, in the City of Waterville, Kennebec County, Maine, made up of three parcels bounded and described as follows:

**First Parcel:** Beginning at a stone monument near an old willow stump at the southeast corner of land formerly of Percy Loud; thence southwest, along a projection of the east side of land formerly of Percy Loud, to a small brook; thence west, along the small brook, to the Messalonskee Stream; thence north, along the Messalonskee Stream, to a stake; thence east, 20 feet, 7 inches, to a spotted elm tree; thence east, on the same course 143 feet, 5 inches, to the point of beginning.

The last two courses described above, from the stake to the spotted elm and from the spotted elm to the point of beginning at the southeast corner of land formerly of Percy Loud, make an angle of 173° 15' with the south side of the former Loud parcel.

**Second Parcel:** Bounded on the east by Elm Street and the Getchell and Bacon lots; bounded on the south by land formerly of L.H. Soper and land formerly of John Ware; bounded on the west and northwest by the Messalonskee Stream, and the house lots on the south side of Western Avenue; bounded on the north by the Getchell lot, formerly occupied by Mary C. Carlton and Ellen Reed;

Excepting however, that portion conveyed to John Provost by deed of Flora E. Davis, dated August 14, 1919, recorded in Book 577, Page 394. The original lot was one conveyed by Horace Perkins and Everett R. Drummond to Cyrus W. Davis by deed dated August 14, 1900, recorded in Book 483, Page 181.

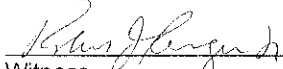
**Third Parcel:** Beginning at a stone monument on the west side of Elm Street, 20 feet from the northeast corner of the homestead lot formerly of Luther W. Soper; thence west, along a course parallel with and 20 feet away from the north side of the Soper parcel 120 feet; thence north, perpendicular to the north side of the Soper parcel to the south side of land known as the William Getchell place; thence east, along the south side of Getchell land to Elm Street; thence south, along the west side of Elm Street to the point of beginning.

Together with the right-of-way over the twenty foot (20') strip of land lying between this parcel and land formerly of Soper, from any portion of this parcel to Elm Street, in common with others.

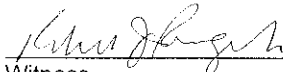
All three parcels are the same premises described in a deed from Eva Veilleux dated December 27, 1962, recorded in Book 1280, Page 151.

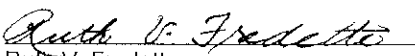
Meaning and intending to convey those same parcels of property conveyed to the above herein grantors by Quitclaim Deed dated July 26, 1990, recorded in the Kennebec County Registry of Deeds in Book 3772, Page 171.

Witness our hands and seals this 31st day of January, 1997.

  
Witness

  
Edward A. Fredette

  
Witness

  
Ruth V. Fredette

44-15

State of Maine  
Kennebec, ss.

Then personally appeared the above named Edward A. Fredette and Ruth V. Fredette and acknowledged the foregoing instruments to be their free act and deed.

Before me, *Robert J. Ringer Jr.*  
Notary Public/Attorney at Law

*Robert J. Ringer Jr.*

RECEIVED KENNEBEC SS.

97 FEB -5 AM 9:00

ATTEST: *Laura B. Mann*  
REGISTER OF DEEDS

|                                                                                                               |                                |                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <p>WARRANTY DEED</p> <p>Edward A. Fredette<br/>and Ruth V. Fredette</p> <p>to</p> <p>JPH Properties, Inc.</p> | <p>Dated: January 31, 1997</p> | <p>100</p> <p>941</p> <p>DAVIAU, JABAR &amp; BATTEN<br/>ATTORNEYS AT LAW<br/>ONE CENTER STREET<br/>WATERVILLE, MAINE 04901-5495</p> |
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